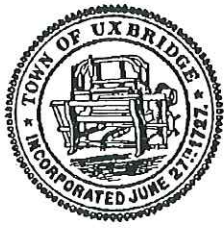
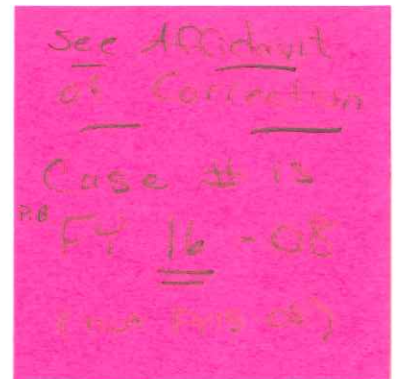


Received by
Uxbridge
Town Clerk



Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600, ext 2013



DECISION
SPECIAL PERMIT APPLICATION -APPROVED
Case No. FY 16-08 510 West Hartford Avenue

Date: December 2, 2015

Name of Applicant: Christopher Cowan

Address of Applicant: 168 Driscoll's Lane
Whitinsville, MA 01588

Owner: West Hartford Properties, LLC/Thomas Wickstrom

Name of Representative: Law Offices of Lane and Hamer/Henry Lane/Shayne Picard

Address of Representative: 100 Main Street
Whitinsville, MA 01588

Location of Property: 510 West Hartford Avenue, Uxbridge, MA

Assessors Map/Parcel: Map 16, Parcel 3881

Plan Dated: September 23, 2015

Engineer or Land Surveyor: Andrews Survey & Engineering, Inc.
P.O. Box 312, 104 Mendon Street
Uxbridge, MA 01569

Zoning District(s): Agricultural

APPLICATION FOR:

At a scheduled Planning Board meeting on October 14, 2015, the Board had an informal discussion of the proposed project with the Applicant's representative, Henry Lane. October 28 2015, the application for a Special Permit to relocate an existing retail establishment, the Mane Place, to construct a new building for the operation of a veterinary clinic, and to eliminate one existing building on the property was received and duly filed with the Uxbridge Town Clerk. The application was then forwarded to the Planning Board and to the various other Town Departments and Boards. The applicant sent the Public Hearing notifications to abutters via Certified Return Receipt Mail.

It is hereby certified by the Planning Board of the Town of Uxbridge, Massachusetts that a duly called and properly posted meeting of the Planning Board, a public hearing posted and advertised was opened on November 18, 2015. Following input on November 18, 2015, the public hearing was closed.

DETAILS: The applicant and owner of record, West Hartford Properties, LLC/Thomas Wickstrom, with the provisions of MGL Chapter 40A, Section 9, and review of a Special Permit Application pursuant to Uxbridge Zoning Bylaws, Section 400-20 – Special Permit for Major Non-Residential Project. The property is located at 510 West Hartford Ave, Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 16, Parcel 3881. The title to said land is recorded in the Worcester District Registry of Deeds Book 44999, Page 242; Property is located in an agricultural zone and is free of encumbrances.

FILINGS upon which the decision is based:

Application for Special Permit, submitted October 28, 2015 and containing application forms and checklists, deeds, ownership data, and plans listed below.

1. Plans entitled "Proposed Site Development 510 Hartford Ave West Uxbridge MA 01569" drawn by Andrews Survey & Engineering, Inc. and including the following plan sheets:
 - C-1 -Site Plan, dated September 23, 2015
 - C-2 -Construction Details, dated August 17, 2015
2. Staff Review Comments from:
 - a) Uxbridge Deputy Fire Chief, email dated November 11, 2015
 - b) Abutters; verbal input on November 18, 2015
 - c) Applicant supporting statements
 - Site project & description
 - Impact assessment
 - Community and fiscal impact assessment

FINDINGS

In granting the Special Permit with conditions, the Board has taken into consideration the following:

1. Applicability:

Based on the review of submitted materials, input from the Fire Department and abutters, the property is eligible for a Special Permit in accordance with Uxbridge Zoning Bylaws Section 400-20B-1 – Special Permit for Major Non-Residential Project, Total gross floor area of 20,000 square feet or more;

2. Purpose:

Based on the review of submitted materials the proposed project will have a positive impact and thus meets the Purpose as stated within the Uxbridge Zoning Bylaws Section 400-20 – Special Permit for Major Non-Residential Project; " to protect the health, safety, convenience and general welfare of the inhabitants of the Town by providing for a review of plans for uses and structures which may have significant impacts on traffic, municipal and public services and utilities, environmental quality, community economics, and community values in the Town."

3. Procedures:

The Applicant submitted copies of each of the following:

- A. Cover letter
- B. Completed application
- C. Application Fee
- D. Site Plan and Construction Details
- E. Supporting Statements
 - Site project & description
 - Impact assessment
 - Community and fiscal impact assessment
- F. Proof of Abutter Notifications

WAIVERS: Pursuant to the Uxbridge Zoning Bylaw 400-20 G-1, after reviewing the impact assessment statements, the Fire Departments input, and having received no input from the notified Boards of any negative impact or concerns, the Planning Board granted the requested waivers:

- Engineering Peer Review
- Traffic Study
- Environmental Impact Study
- Community and Fiscal Impact Study

Following review of all materials and testimony on November 18, 2015, **MOTION** by Mr. Desruisseaux and seconded by Mr. Petrillo, the motion carried unanimously to **APPROVE FY15-08 510 West Hartford**

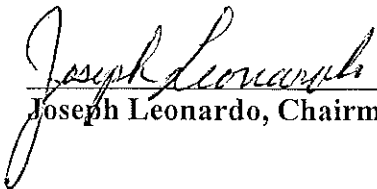
Avenue/West Hartford Properties, LLC/Thomas Wickstrom, for a SPECIAL PERMIT Application. and is subject to the following conditions:

1. The Applicant shall record this Special Permit at the Worcester Registry of Deeds within six (6) months, or this special permit shall become null and void. Said time shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L. Chapter 40A, Section 17. The Applicant shall submit evidence of such recording to the Planning Board.
2. This Special Permit shall lapse in two (2) years on **December 2, 2017** the filing of the Special Permit approval if a substantial use thereof has not commenced, except for good cause, or in the case of a permit for construction, if construction has not begun by such date except for good cause. Said time shall not include such time required to pursue or await the determination of an appeal referred to in M.G.L Chapter 40A, Section 17.
3. All regulations and requirements of the Board of Health, Conservation Commission, Fire Department, Police Department, Department of Public Works and agencies shall be fully complied with.

UXBRIDGE PLANNING BOARD:

SAID SPECIAL PERMIT APPROVAL IS GRANTED PURSUANT TO M.G.L. CHAPTER 40A, SECTION 9. APPEALS FROM THIS DECISION SHALL BE MADE PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 9.

UXBRIDGE PLANNING BOARD:


Joseph Leonardo, Chairman


James Smith, Vice-Chairman

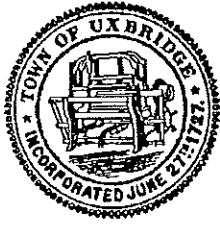
Barry Desruisseaux, Clerk


Peter Petrillo, Member

December 2, 2015

Daniel Antonellis, Member

Date



Town of Uxbridge
Planning Board
21 South Main Street
Uxbridge, MA 01569
(508) 278-8600, ext 2013

DECISION
SPECIAL PERMIT APPLICATION -APPROVED
Case No. FY 15-08 510 West Hartford Avenue

Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40A Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk. A copy of this decision has been filed with the Town Clerk on _____

I hereby certify that twenty (20) days has elapsed from the date this decision was filed and no appeal has been filed in this office.

A true copy: ATTEST

Town Clerk/Assistant Town Clerk
(Town Seal Affixed)

Date _____

